



16 The Avenue, Sale M33 4PD

£950,000

UNDENIABLY ONE OF THE FINEST RESIDENCES TO COME TO THE SALE MARKET IN RECENT TIMES. Completely re-modelled, extended and upgraded by our clients this magnificent 3400SQFT FIVE BEDROOM detached house which is spread over two levels includes one of the most impressive open plan breakfast kitchen and master bedroom suite of any house in the current market. The house sitting in landscaped gardens on a large corner plot sitting in a tranquil location behind an electric gated entrance. The accommodation comprises: entrance porch, stunning reception hall, cloakroom/WC, sitting room/study, lounge, fully fitted 'Kellar' breakfast kitchen with complete range of bespoke units and integrated appliances, 23ft family room with bi-folding doors leading out the rear garden, utility room, Gym. To the first floor a large galleried landing leading to a magnificent master bedroom suite with dressing room, en-suite shower with a

Measurements

GROUND FLOOR

- Entrance Porch
- Reception Hallway
- Cloakroom
- Wc
- Sitting Room
- Lounge
- Breakfast Kitchen
- Utility Room
- Family Room
- Gym

FIRST FLOOR

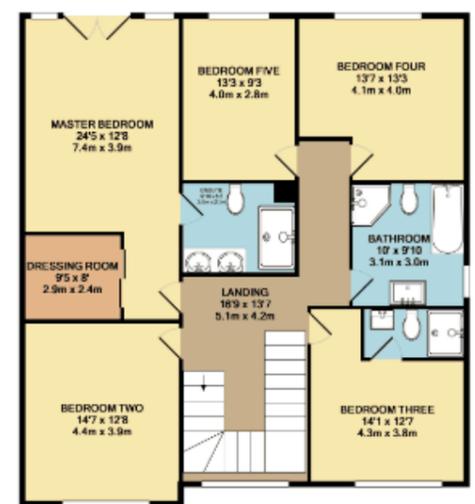
- Landing
- Master bedroom
- Dressing Room
- En-Suite Shower
- Bedroom Two
- En-Suite Shower
- Bedroom Three
- Bedroom Four
- Bedroom Five
- Family Bathroom

OUTSIDE

- Double Tandem Garage
- Gardens



GROUND FLOOR
APPROX. FLOOR
AREA 2162 SQ FT
(198.5 SQ M)



1ST FLOOR
APPROX. FLOOR
AREA 1381 SQ FT
(126.1 SQ M)

TOTAL APPROX. FLOOR AREA 3543 SQ FT (324.6 SQ M)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of space, fixtures, fittings and other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown hereon are to be selected and no guarantee as to their operation. True efficiency can be given.
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